

Washoe County Board of Adjustment



COMMUNITY
SERVICES DEPARTMENT

WSUP23-0007
(14025 Red Rock Rd)

April 6, 2023

Applicant Request

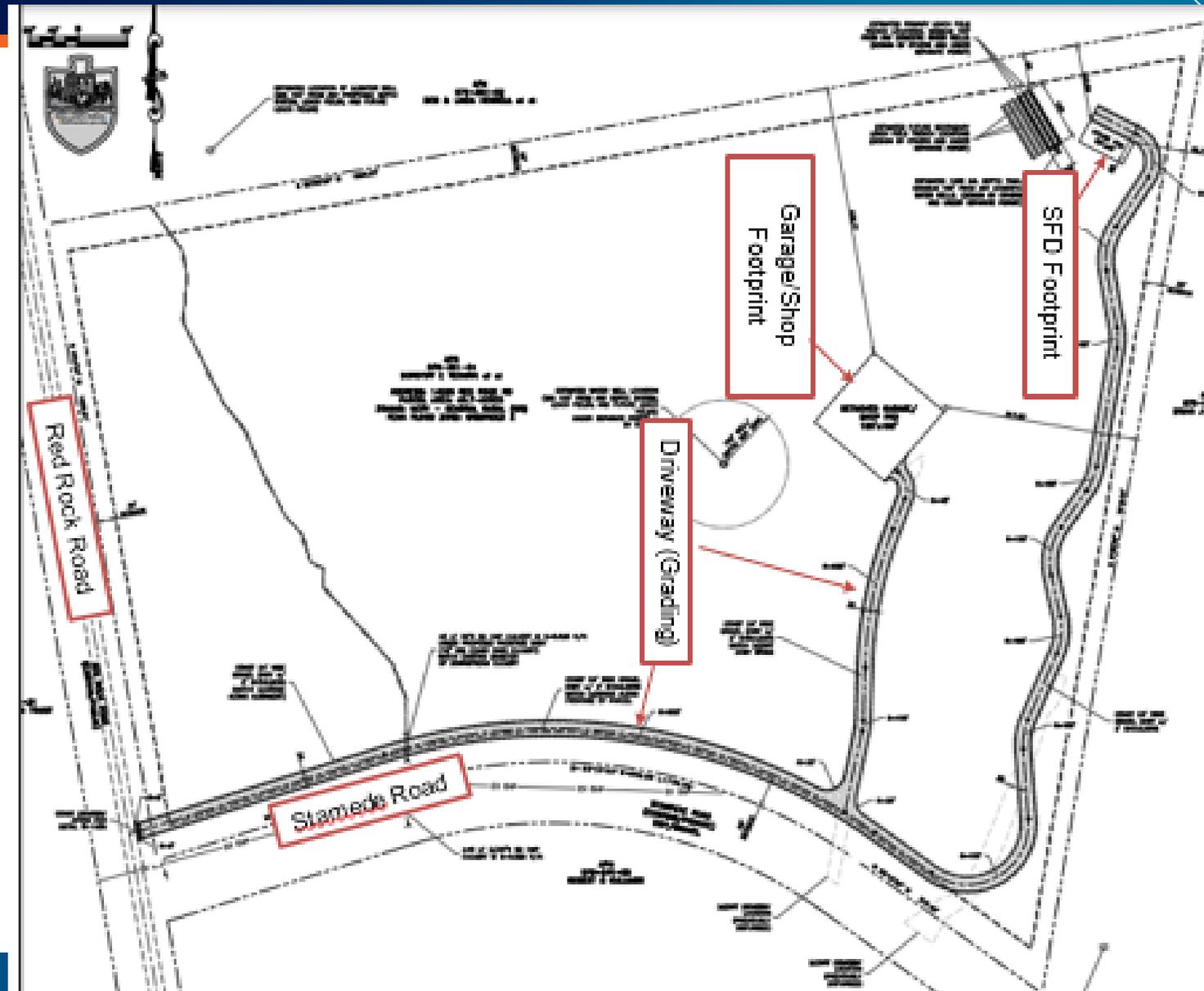


Special use permit for major grading of 11,303 cubic yards of cut material and 10,975 cubic yards of fill material, disturbing a total of 179,744 square feet (4.12 acres) to provide for driveway access and building pads for a single-family dwelling and accessory structures. The applicant is also seeking to vary the following standards from Article 438; Section 110.438.45(c).

Background



Site Plan

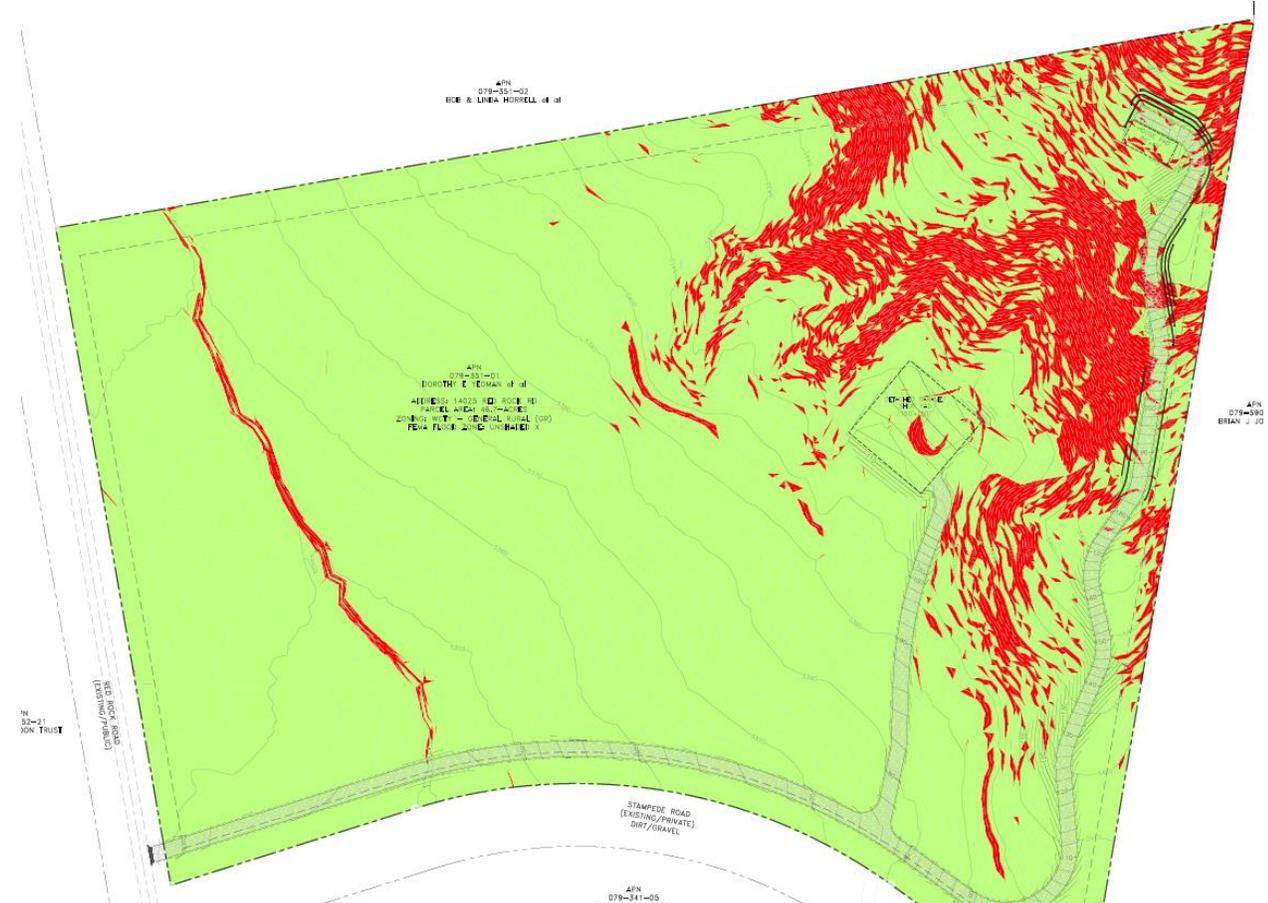


Article 438 - Grading



The proposal exceeds two major grading permit thresholds in Article 438, Grading. The thresholds are outlined below:

- **110.438.35(a)(2)(ii)(B)** – Importation of 1,000 cubic yards or more whether the materials is intended to be permanently located on the project site or temporarily stored on a site for relocation
- **110.438.35(a)(3)** – Any driveway or road that traverses any slope of thirty (30) percent or greater (steeper)

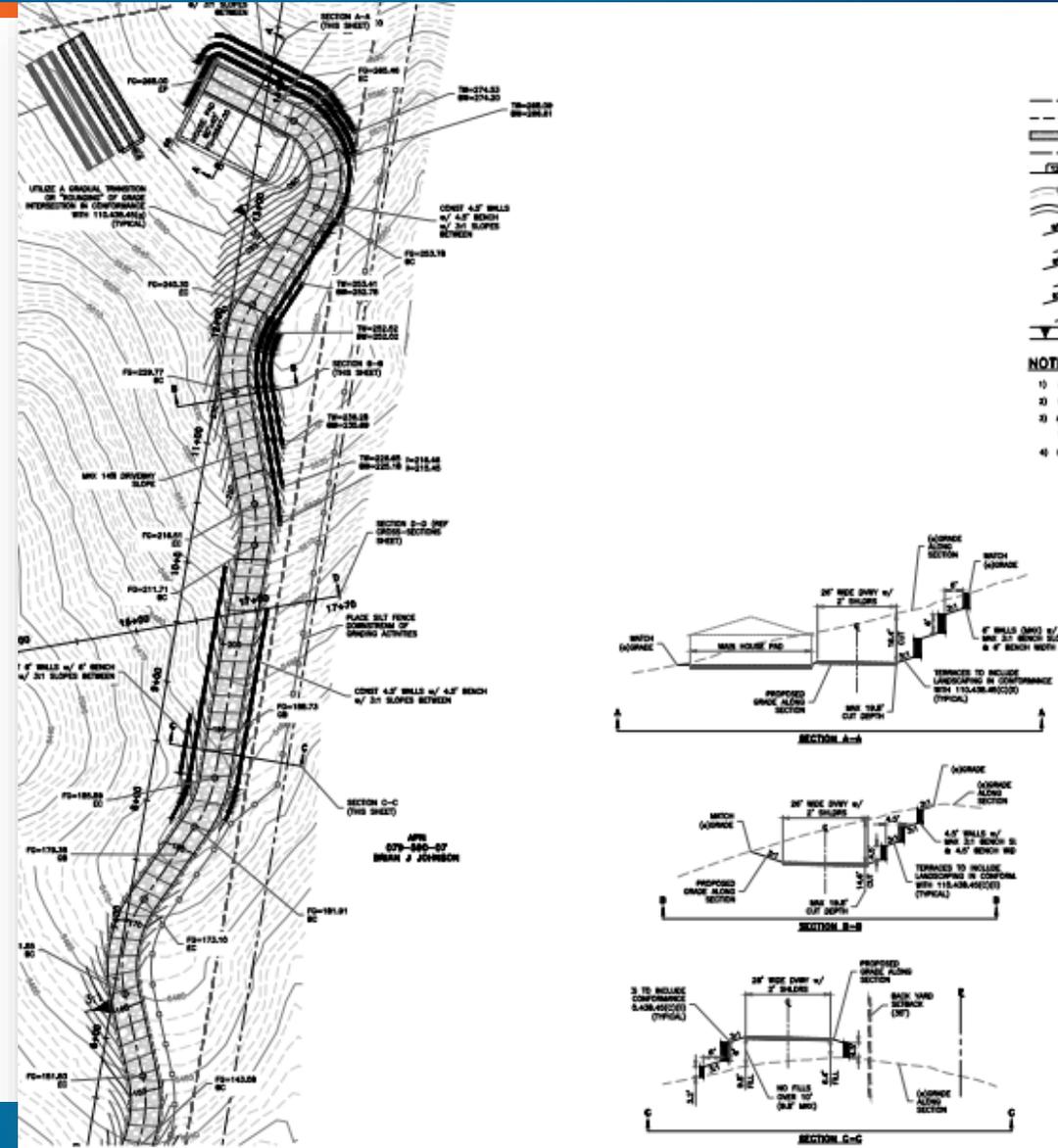


Request to Vary WCC Section 110.438.45(a).



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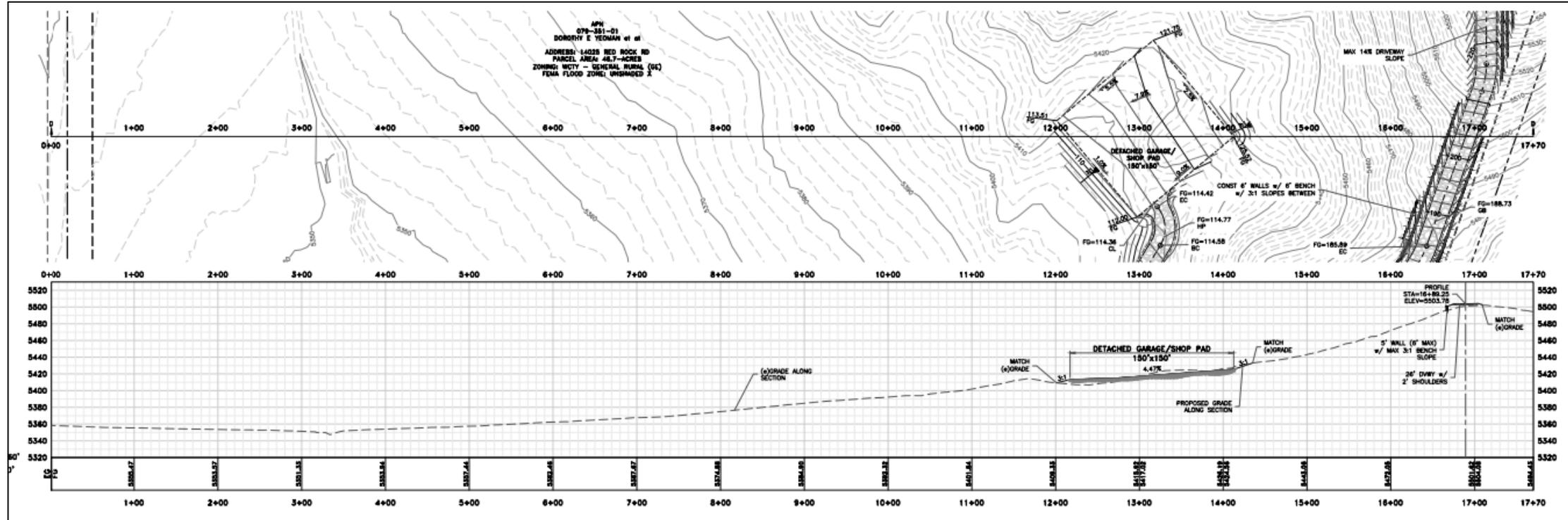
- Section 110.438.45(c) - Finish grading shall not vary from the natural slope by more than ten (10) feet in elevation. Exposed finish grade slopes greater than ten (10) feet in height may be allowed upon the approval of a director's modification of standards by the Director of Community Development upon recommendation by the County Engineer.



Grading Plan and Profiles



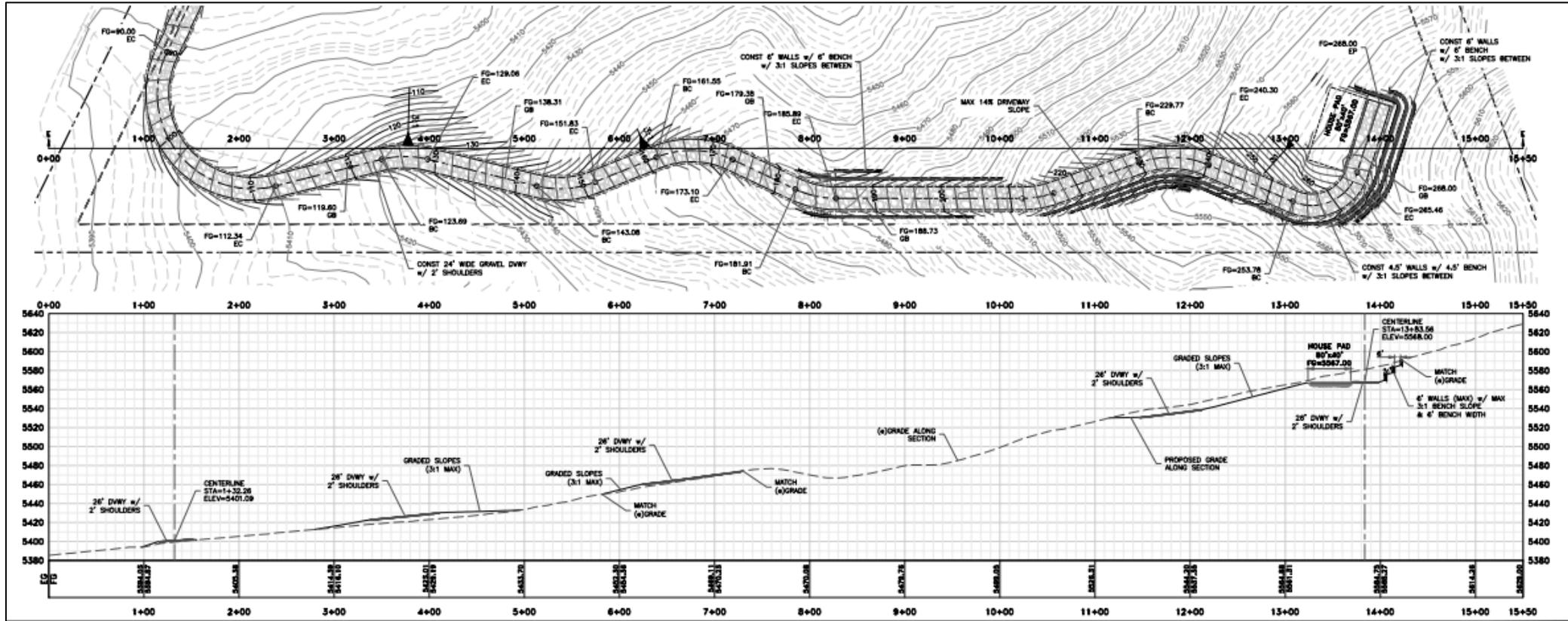
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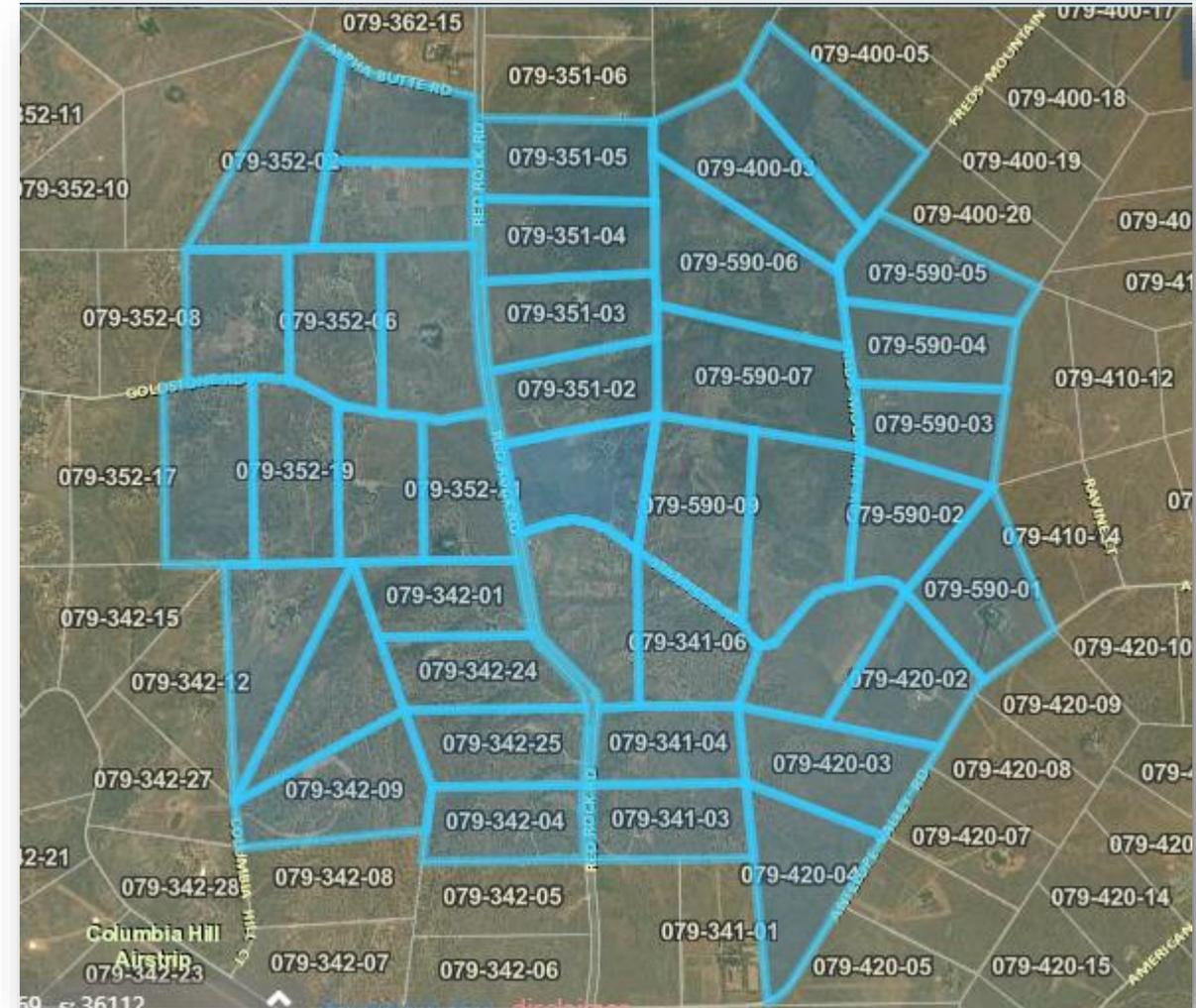


Public and Agency Comment



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- 41 properties within 3,500' were notified of the application
- No comments were received



Possible Motion



I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP23-0007 for Elaine Yeoman, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30: [If a denial is recommended, of course revise the above paragraph.]

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the North Valleys Area Plan;
- (b) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
- (c) Site Suitability. That the site is physically suitable for major grading, and for the intensity of such a development;
- (d) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Thank you

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